

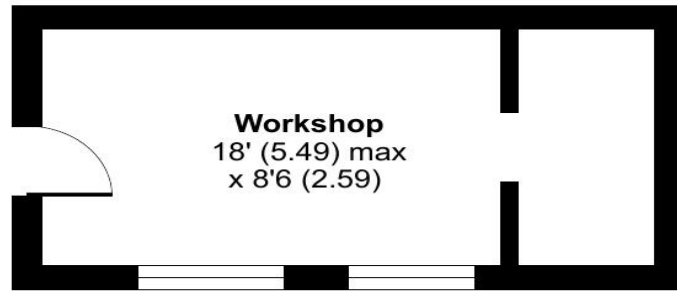
Westfields, Narborough, King's Lynn, PE32

Approximate Area = 738 sq ft / 68.5 sq m (excludes carport)

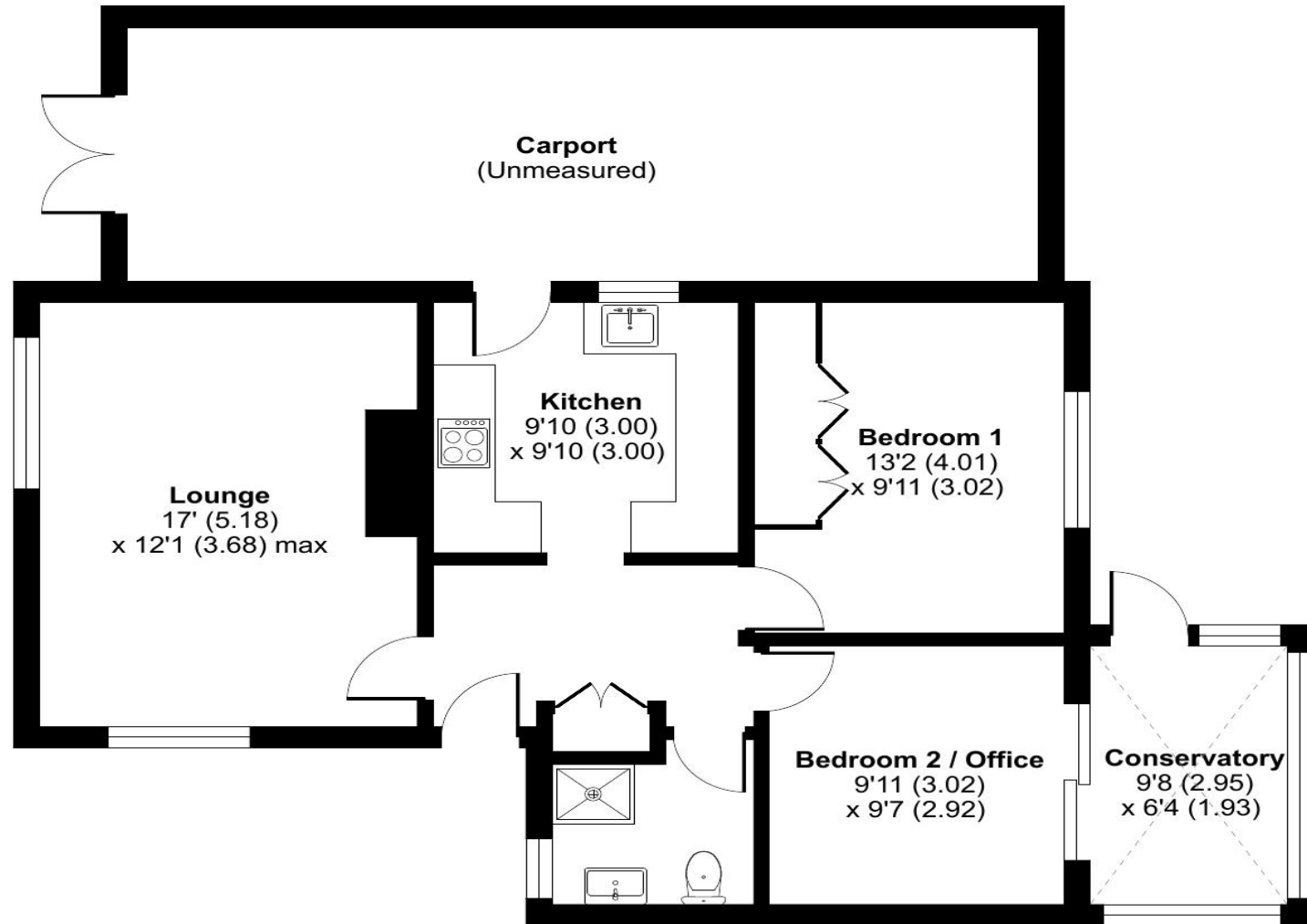
Outbuilding = 153 sq ft / 14.2 sq m

Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1194520



Westfields, Narborough, Kings Lynn, PE32 1SX

Well presented two bedroom detached bungalow, situated on a popular development in the Norfolk village of Narborough. This property offers a modern kitchen with integrated appliances, conservatory, driveway offering ample off road parking, carport for secure parking, a workshop and much much more!

Guide Price £220,000-£240,000 Freehold



artificial grass to the centre, plastic corrugated roof, space and plumbing for washing machine, boiler, outside lights, electric sockets, outside double tap, wooden fence, gated access to rear garden.

Workshop
18'0" (5.49m) x 8'6" (2.59m)

Concrete to floor, work bench, UPVC double glazed window to side, door to rear leading to storage area, rewired with fuse box.

Outside Front

Low maintenance drive laid to concrete paving slabs and shingle, shrubs and ornamental trees to beds, wooden fence to perimeter, electric sockets, access to carport, security cameras to the property and motion sensor security lights.

Rear Garden

Low maintenance rear garden laid to artificial grass, paved and shingled patio seating area, shrubs and plants to raised beds, raised decking with wooden gazebo, greenhouse, oil tank, gated access to front, outside lights, fence to perimeter.

Agents Notes

EPC rating E43 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Detached Bungalow
- Modern Kitchen
- Conservatory
- Energy Efficiency Rating E43
- Workshop
- Ample Off Road Parking
- Carport
- Low Maintenance Gardens
- UPVC Double Glazing
- Oil Fired Central Heating

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated on a popular development in the Norfolk village of Narborough, Longsons are delighted to bring to the market this modern, detached two bedroom bungalow. This property has much to offer, larger than average corner plot, including modern kitchen, conservatory, workshop, low maintenance gardens, lounge with feature inset log burner, ample off road parking, carport offering additional secure parking, completely rewired property, UPVC double glazing, modern light fittings, made to measure blinds, up to date servicing on boiler, wood burning stove and oil tank, security system including security cameras and oil fired central heating.

Briefly, the property offers, entrance hall, lounge, kitchen, two double bedrooms, bathroom, conservatory, carport, workshop, gardens, UPVC double glazing and oil fired central heating.

Narborough

Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school,

Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The River Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn.

Entrance Hall

Composite entrance door, LVT flooring, built-in storage cupboard, loft access, radiator.

Lounge

17'0" (5.18m) x 12'1" (3.68m)
 Feature fireplace with log burning stove, UPVC double glazed window to front and side.

Kitchen

9'10" (3m) x 9'10" (3m)
 Modern fitted kitchen units to walls and floor complemented by a marble style work surface over with Butler style sink, tiled splashback, integrated electric oven, electric hob with extractor hood over, space and plumbing for dishwasher or washing machine, space for under counter fridge/freezer, LVT

flooring, UPVC double glazed window to side, UPVC double glazed entrance door to side opening to carport.

Bedroom One

13'2" (4.01m) x 9'11" (3.02m)
 Fitted wardrobes, cupboards and dressing table, UPVC double glazed window to rear, wooden flooring, radiator.

Bedroom Two/Office

9'11" (3.02m) x 9'7" (2.92m)
 Currently used as office, UPVC double glazed window to side, UPVC double glazed sliding door to conservatory, wooden flooring, radiator.

Conservatory

9'8" (2.95m) x 6'4" (1.93m)
 Half brick built, UPVC double glazed windows to front and sides, plastic corrugated roof, UPVC double glazed French door opening to rear garden.

Shower Room

Shower cubicle with glass door and power shower, wash basin set within fitted cabinets, tiles to walls and floor, WC, towel radiator, obscure glass UPVC double glazed window to side.

Carport

Metal double gate to front, low maintenance paving to perimeter, with

